013.0	0012	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	916,600 / 916,600
					USE VALUE:	916,600 / 916,600
					ASSESSED:	916,600 / 916,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48	-50	DOROTHY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MORRISON MELISSA
Owner 2:	
Owner 3:	
Street 1:	108 TOON RD
Street 2:	
Twn/City:	HARVEST
St/Prov:	AL Cntry: Own Occ: N
Postal:	35749 Type:

PREVIOUS OWNER

Owner 1:	MORRISON MELISSA -
Owner 2:	-
Street 1:	50 DOROTHY ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474-8860

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1931, having primarily Wood Shingle Exterior and 2438 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	460,600		456,000	916,600
Total Card	0.115	460,600		456,000	916,600
Total Parcel	0.115	460,600		456,000	916,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 375.96 | /Parcel: 375.96

Legal Description

User Acct 11034

GIS Ref

GIS Ref

Insp Date 03/23/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 013.0-0012-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	460,600	0	5,000.	456,000	916,600		Year end	12/23/2021
2021	104	FV	439,400	0	5,000.	456,000	895,400		Year End Roll	12/10/2020
2020	104	FV	439,500	0	5,000.	456,000	895,500	895,500	Year End Roll	12/18/2019
2019	104	FV	340,200	0	5,000.	484,500	824,700	824,700	Year End Roll	1/3/2019
2018	104	FV	340,200	0	5,000.	353,400	693,600	693,600	Year End Roll	12/20/2017
2017	104	FV	318,700	0	5,000.	307,800	626,500	626,500	Year End Roll	1/3/2017
2016	104	FV	318,700	0	5,000.	262,200	580,900	580,900	Year End	1/4/2016
2015	104	FV	283,400	0	5,000.	256,500	539,900	539,900	Year End Roll	12/11/2014

!1348!

PRINT

Date	Time
12/29/21	19:52:54

LAST REV

Date	Time
10/12/18	11:45:50
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1348

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MORRISON G	1203-41		4/5/1999		320,000	No	No		
	797-84		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/12/2018	Mail Update	MM	Mary M
3/23/2018	Inspected	CC	Chris C
2/23/2018	MEAS&NOTICE	BS	Barbara S
5/8/2009	Meas/Inspect	372	PATRIOT
4/19/2001	Inspected	PM	Peter M
9/29/1999	Mailer Sent		
9/29/1999	Measured	163	PATRIOT
8/25/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	11034
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	456,000	Spl Credit		Total:	456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.08068085
Const Adj.:	0.98000199
Adj $ / SQ:	190.632
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	667553
Depreciation:	206941
Depreciated Total:	460612

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 10 | BRs: 4 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

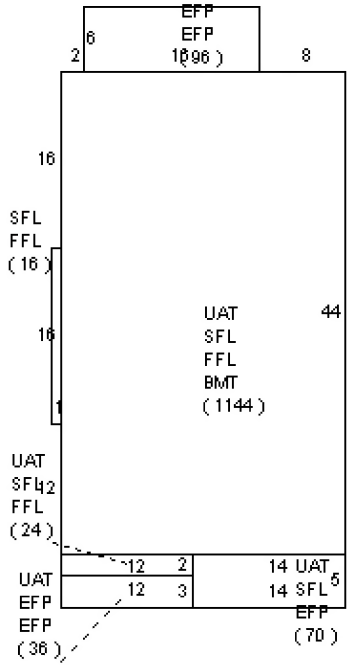
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	190.63
Special Features:	0	Val/Su Net:	108.76
Final Total:	460600	Val/Su SzAd	188.93

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,254	190.630	239,053
FFL	First Floor	1,184	190.630	225,709
BMT	Basement	1,144	57.190	65,425
EFP	Enclos Porch	334	34.670	11,579
UAT	Upper Attic	319	76.250	24,287

Net Sketched Area: 4,235 | Total: 566,053

Size Ad 2438 | Gross Area 5190 | FinArea 2438

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	A	FR	1990	0.00	T	29	104						

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

013.0-0012-0003.0

IMAGE

AssessPro Patriot Properties, Inc